

Demographic and Community Profile



Background

Issaquah is a medley of natural beauty, thriving businesses, fourth-generation residents, newcomers, a century-old downtown, new shopping centers, office buildings, and parks and open space. Located only 14 miles from downtown Seattle, Issaquah serves as the gateway to the foothills of the Cascade Mountains, as well as a primary I-90 business and transportation corridor.

Since it was established in 1892, Issaquah has grown to 11.38 square miles and 30,434 people (U.S. Census 2010). Much of this growth has occurred since 1990, when the City began annexing several large areas including Grand Ridge (Issaquah Highlands), East Village (Talus), Providence Point and South Cove/Greenwood Point. As of May 2008, there are approximately 4 square miles of Potential Annexation Areas remaining to be annexed with an estimated 11,000 additional people who could reside in Issaquah by 2022.

Mayor

Ava Frisinger

Council President

Tola Marts

Council Members

Eileen Barber

Fred Butler

Mark Mullett

Paul Winterstein

Joshua Schaer

Stacey Goodman

Two of the areas annexed in 1996 (Issaquah Highlands and Talus) were established as Urban Villages. Combined, these two developments will contain almost 5,000 housing units at build out. This growth will continue contributing to the City's growth target (required by the state) of an additional 5,750 housing units by 2031.

Issaquah's daytime population (thanks to employment) has also grown. Large companies such as Costco, Microsoft, Boeing, Siemens and Home Depot have all located here.

With more than 1,566 acres of open space and recreational land located within the City limits, Issaquah has the second highest per capita park acreage in King County (based on the 2008 King County Benchmarks Report). Issaquah's parks and open spaces are highly valued for what they add to the City's quality of life.

In this edition:

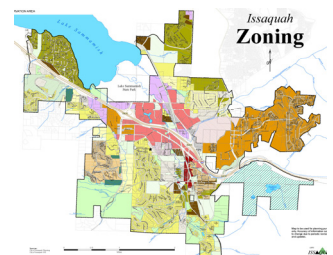
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Acreage by Zoning

Zoning District	Total Acres	%
Tradition Plateau-Natural Resource Conservation Area	511	8.0%
Conservancy Recreation	173	2.7%
Community Facilities - Facilities	403	6.3%
Community Facilities - Recreation	128	2.0%
Community Facilities - Open Space	577	9.1%
Conservancy Residential	46	0.7%
Single Family Estates	331	5.2%
Single Family Suburban	774	12.2%
Single Family Small Lot	1,012	15.9%
Single Family Duplex	62	1.0%
Multifamily Medium	269	4.2%
Mixed Use Residential	35	0.6%
Multifamily High	122	1.9%
Professional Office	197	3.1%
Cultural and Business District	35	0.6%
Retail	387	6.1%
Intensive Commercial	114	1.8%
Mineral Resources	173	2.7%
Urban Village - Issaquah Highlands	799	12.6%
Urban Village - East Village	211	3.3%
Total Acres Zoned	6,359	100.0%

Source: Issaquah Planning Department, 2011

Approximately 941 acres in the City, such as public right-of-way, do not have land use designations and are not zoned; therefore, the totals represented here do not represent the entire 7,300 acres of the City.



Click map to view Zoning per the Issaquah Municipal Code

Issaquah by the Numbers

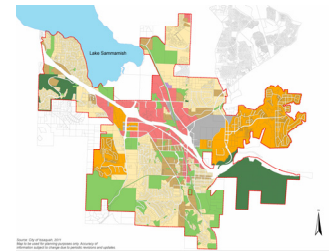
Land Use

Total Acreage of the City:	7,283.20
Total in Square Miles:	11.38
2010 Total Population (Census):	30,434
2011 OFM** Population (Estimate):	30,690

** Washington State Office of Financial Management

Acreage by Comprehensive Plan Land Use Designation

Land Use Designation	1995 Land Use Designation	2011 Land Use Designation
Conservancy (TP-NRCA and C-Rec)	748	684
Community Facilities (CF)	219	1,108
Low Density Residential (C-RES, SF-E, SF-L, SF-S, SF-SL and SF-D)	1,592	2,224
Retail/Office (PO, CBD and R)	552	598
Commercial (IC and M)	145	224
Office/Low Density Residential	NA	7
Urban Village (UV, R, and IC)	NA	1,087
Total Acres of Land Use Designation	3,256	5,932



Click the map to view Land Use Designation per the Issaquah Comprehensive Plan

Source: Issaquah Planning Department, 2011

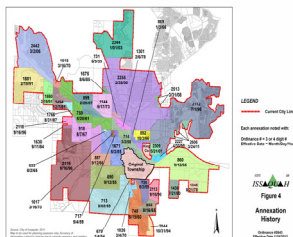
NA = Not Available

Issaquah Alps, View from the Highlands
Photo by Lisa Kamm



Annexations Since 1980

Annexation Name (Ordinance Number)	Effective Date	Area (Acres)	Total Housing Units ¹	Occupied Housing Units ¹	Total Population ¹
Tiger Mountain Parcels (1436)	7/27/1980	61.33	0	0	0
North Newport Way (1494)	12/14/1981	85.11	7	7	18
Cougar Mountain Water Tower Site (1630)	9/10/1984	9.91	0	0	0
King County Island (1671)	6/3/1985	188.67	72	67	152
North Pickering Site (1675)	8/19/1985	11.11	0	0	0
Muggy Property (1766)	8/31/1987	23.92	1	1	2
Adamson Property (1880)	2/19/1991	77.07	5	5	9
Montreux (1181)	2/19/1991	344.15	0	0	0
Parkside (2044)	10/31/1994	34.45	5	5	9
Grand Ridge (2112)	7/1/1996	809.56	0	0	0
Park Pointe (2113)	9/16/1996	66.64	0	0	0
Bergsma (2118)	9/16/1996	27.09	0	0	0
East Village/Tibbetts Creek (2119)	9/16/1996	771.59	40	36	86
South SPAR (2227)	4/30/1999	28.23	0	0	0
North Issaquah (2255)	2/28/2000	1,022.56	481	379	796
Glacier Ridge (2309)	5/21/2001	40.19	0	0	0
Hans Jensen/Providence Point (2344)	1/1/2003	412.18	1,154	1,072	1,699
South Cove/Greenwood (2442) ²	3/2/2006	464.85	NA	NA	3,712
Highlands Drive (2518) ³	3/31/2008	9.34	1	1	2
Issaquah Pointe (2606)	1/3/2011	34.99	0	0	0
Annexation Totals	Totals	4,522.94	1,766	1,573	6,485



Click Map to view
Annexation History

¹ At time of annexation

² 2000 US Census number used in Boundary Review Board submittal for Annexation

³ Number used in Boundary Review Board submittal for Annexation

Source: Washington State Office of Financial Management and City Planning Department

NA = Not Available

Vacant and Redevelopable Land

Vacant land is defined as land with \$0 assessed value of improvements.

Redevelopable Land is defined as land with a 0.5 or less ratio between the assessed values of improvements to the assessed value of the land.

Zoning Type	Acres
Vacant - Residential	
Single Family Zones	321.60
Multifamily/ Mixed Use Zones	64.70
<i>Total Vacant - Residential</i>	<i>386.30</i>
Redevelopable - Residential	
Single Family Zones	275.90
Multifamily/ Mixed Use Zones	67.50
<i>Total Redevelopable - Residential</i>	<i>343.40</i>
Vacant - Non-Residential	
Commercial	7.20
Mixed-Use	51.10
Industrial	0.00
<i>Total Vacant - Non-Residential</i>	<i>58.30</i>
Redevelopable - Non-Residential	
Commercial	45.10
Mixed-Use	70.40
Industrial	0.00
<i>Total Redevelopable - Non-Residential</i>	<i>115.50</i>
City Total*	903.50

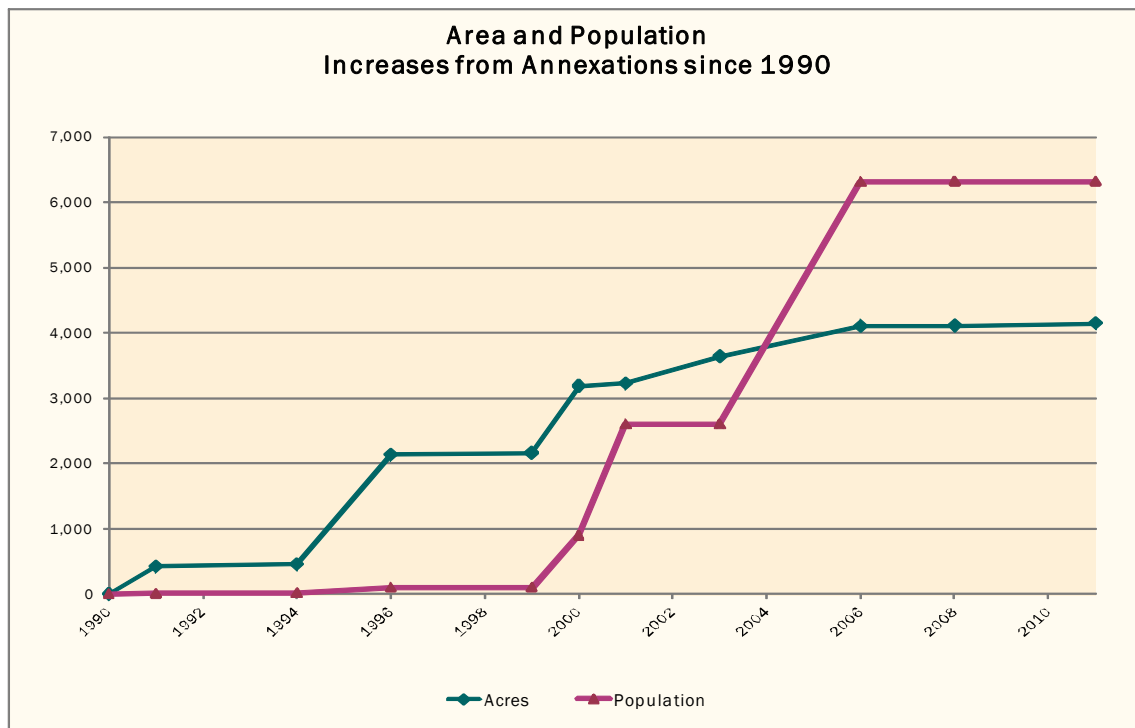
Source: 2007 Buildable Lands Evaluation Report.

Note: Based on the KC Assessor's Records.

* Does not include Highlands Drive annexed 2008 or Issaquah Pointe area annexed 2011.

Population

Annexations Since 1980



Source: Washington State Office of Financial Management and Issaquah Planning Department

Remaining Annexation Areas

Total Acreage 2,145.7 Total Square Miles 3.35

Population Trends

Population by Age

0 to 5 years in 2000	682
5 to 19 years in 2000	2,032
20 to 64 years in 2000	7,373
Over 64 years in 2000	1,125
Under 18 years in 2010	7,204
Over 18 years in 2010	23,230



Issaquah Highlands,
Formerly Grand Ridge

Population Totals and Estimates

Year	Population	Year	Population ¹	Estimated Future Growth
1960	1,870	2003	15,110	
1970	4,341	2004	15,510	
1980	5,536	2005	17,060	
1990	7,786	2006	19,570	
1991	7,860	2007	24,710	
1992	8,175	2008	26,320	
1993	8,326	2009	26,890	
1994	8,420	2010	30,434	
1995	9,025	Census		
1996	9,255	2011	30,690	
1997	9,610	2012		31,108
1998	9,900	2013		31,527
1999	10,130	2014		31,947
2000	11,212	2015		32,786
Census		2016		32,875
2001	12,950	2020		33,671
2002	13,790	2031		35,152

Fun Fact

Issaquah grew by 171% between 2000 and 2010, according to the 2010 Census, making it the second fastest growing city in King County.

Snoqualmie grew faster at 554.2%.

¹ State of Washington Office of Financial Management Estimates for non-Census Years

Population Trends

Population by Race

Population Description	Non-Hispanic	Hispanic	Total Population
<i>One Race Alone:</i>			
White	21,701	1,035	22,736
Black or African American	405	17	422
American Indian & Alaska Native	95	20	115
Asian	5,307	15	5,322
Native Hawaiian & Other Pacific Islander	36	0	36
Some Other Race	61	498	559
<i>Two or More Races:</i>			
	1,065	179	1,244
Issaquah Population Totals	28,670	1,764	30,434

King County Median Household Income

1995	\$44,776
2000	\$55,158
2005	\$58,351
2006	\$63,291
2007	\$66,969
2008	\$70,091
2009	\$67,706

Source: 2010 US Census



Click the photo above for further information from Issaquah's 2010 Census data.

Housing Units by Type

Single Family Units	6,537
Duplex Units	398
3 and 4 Units	697
5 and Above Units	4,948
Mobile Homes*	-26
Special Housing	19
Total Housing Units	12,573

Source: Washington State Office of Financial Management June 2010

* Adjustment made to reflect 2000 Census self-reporting of mobile homes as single family

Fun Fact

Constructed in 1880, the Larson/Becker House is the oldest house in Issaquah.

Average Housing Costs (as of March 2011)

Single Family Home Value

King County \$336,100

Issaquah \$451,500

98027 Zip Code \$457,100

98029 Zip Code \$445,200

Condo/Co-Op Home Value

King County \$221,700

Issaquah \$220,700

98027 Zip Code \$207,200

98029 Zip Code \$220,200

Median Rent List Price

King County \$1,550

Issaquah \$1,750

98027 Zip Code \$1,750

98029 Zip Code \$1,700

Vacancy Rate

King County 7.29%

Issaquah 7.71%

Source: www.zillow.com, 2011

Fun Fact

Approximately 400,000 people attended Salmon Days in 2005 - this is the highest attendance on record.

The Festival started in 1969 and attracts, on average, 150,000 to 200,000 people each year.



Salmon Days Activities at Memorial Park



Parks and Open Space

Parks	Acres
Tibbetts Valley Park	34.00
Tibbetts Creek Manor	3.00
Issaquah Community Center	14.50
Depot Park	3.75
Pickering Farm	9.00
Central Park	50.00
Confluence Park	15.50
Total Acreage	129.75



Depot Park



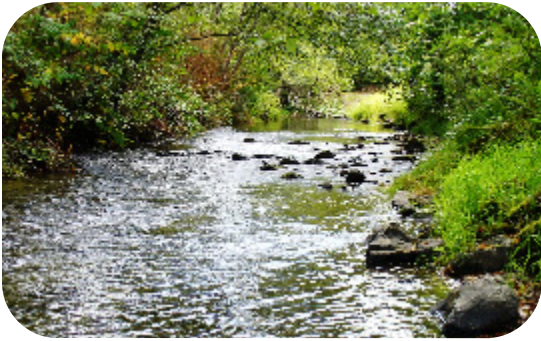
Pickering Farm
Photo by New Era Photography

Neighborhood Parks	Acres
Black Nugget Park	3.00
Grand View Park	8.50
Memorial Park	4.00
Gibson Park	3.00
Hillside Park	44.75
Squak Valley Park South	12.50
Harvey Manning Park at Talus	10.00
Meerwood Park	1.75
Timberlake Park	24.00
Total Acreage	111.50

Natural Open Space	Acres
Tradition Plateau Natural Resources Conservation Area (NRCA)	425.00
South Issaquah Creek Greenway	10.25
Issaquah Highlands	270.00
Talus Native Growth Protection Area (NGPA)	421.00
Total Acreage	1,126.25



Deer at Pickering Trail



Issaquah Creek

Parkways	Acres
Gilman Boulevard Parkway	NA
Rainier Boulevard Parkway	NA
Centennial Park	3.00
Cornick Park	0.25
Walen Hill Park	1.00
Mine Hill Park	3.50
Total Acreage	7.75

Undeveloped Park Parcels	Acres
Emily Darst Park	12.00
Sammamish Cove Park	19.75
Squak Valley Park North	11.00
Park Hill Open Space	13.25
Lewis Creek Natural Area	7.50
Total Acreage	63.50



Timberlake Park

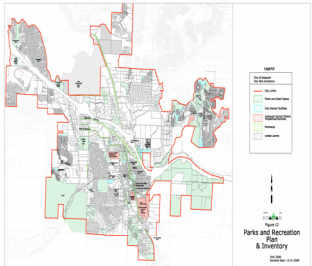
Source: Issaquah Planning Department, 2010 Comprehensive Plan)



Issaquah Farmers' Market

Fun Fact

The Issaquah Farmers Market was started in 1990 and can have an attendance of over 4,500 people on a busy summer Saturday! The Festival started in 1969 and attracts, on average, 150,000 to 200,000 people each year.



Click Map to view
Parks Inventory Map
per the Issaquah
Comprehensive Plan

Estimated Total Employees by Industry

Industry Type	# of Employees
Construction/Resources	458
Finance, Insurance & Real Estate	643
Manufacturing	1,101
Retail	2,881
Wholesale Trade	1,127
Services	11,862
Public Administration	599
Education	577
Total Employees by Industry	19,248

Source: PSRC Covered Employment 2010

Fun Fact

Odd Fellows Hall on Front Street is the oldest commercial building in Issaquah, constructed in 1888.

Top 10 Employers

Costco Wholesale World Headquarters

Microsoft Corporation, Sammamish Park Place

City of Issaquah City Hall

Costco Wholesale CWC Travel

Siemens Medical Solutions USA, Inc. Ultrasound

Issaquah School District

King County Library System, Public Service Center

Fred Meyer Marketplace

Spacelabs Medical Inc.

Swedish Medical Center, Issaquah Highlands

Source: PSRC 2010

Employers are not listed in order of employee count

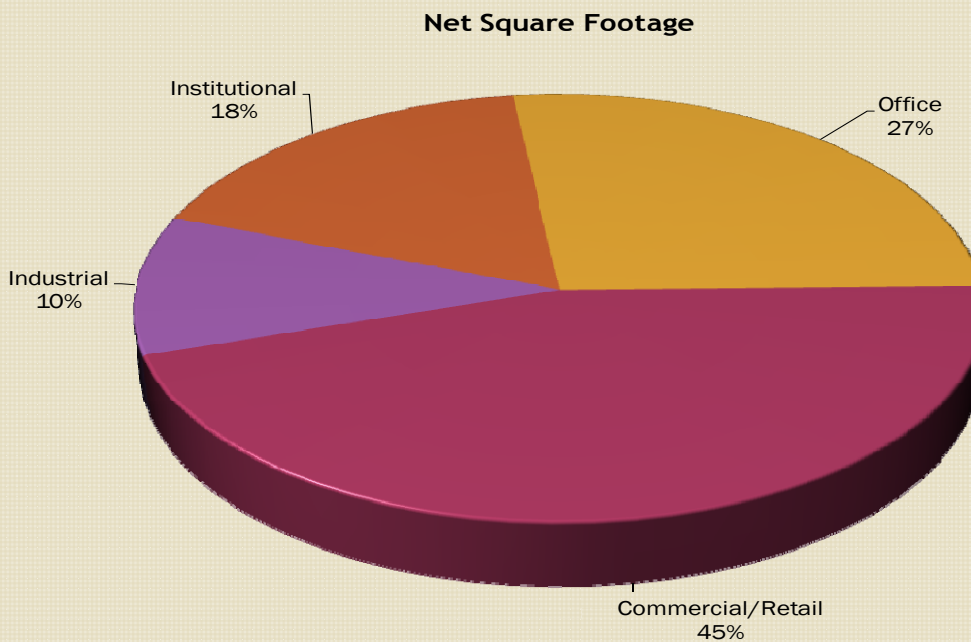
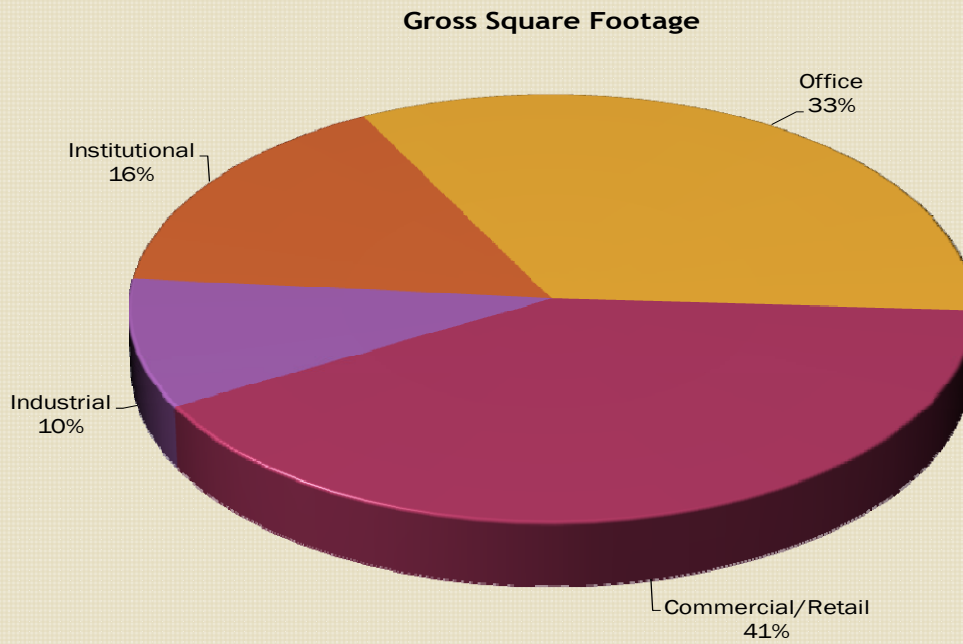


Costco Headquarters
Photo by New Era Photography

Non-Residential Building Use

Business/ Employment

	Gross Square Footage	Net Square Footage
Commercial/Retail	4,723,998	4,664,218
Industrial	1,118,800	1,073,942
Institutional	1,820,474	1,798,283
Office	3,862,135	2,736,079
Total	11,525,407	10,272,522



Issaquah School District

The Issaquah School District comprises 110 square miles and is home to more than 73,000 people who reside in Issaquah, Preston, Newcastle, portions of Renton, Bellevue, Sammamish and unincorporated King County.

Click the photo at right to view more information on the Issaquah School District.



Public School Facilities

Elementary Schools	15	High Schools	4
Middle Schools	5	Juvenile Detention Center (all ages)	1

Source: Issaquah School District, 2010

School Enrollment and Achievement

Enrollment K - 12 (FTE)	16,980	Average SAT/Verbal Score	559
Net Expenditure per Pupil	\$8,821	Average SAT/Math Score	572
Graduation Rate	95.9%		

Source: Issaquah School District, 2010

2011 Tax Rates

Tax Type	Rate
Sales	9.5%
Business & Occupation (gross income per quarter)	
Manufacturing	0.0008
Retailing	0.0008
Wholesaling	0.0008
Printing, Publishing, Extracting or Processing for Hire	0.0010
Retail Services	0.0010
Services & Other Business Activities	0.0010
Utility Occupation (gross income per month)	6.0%

Fun Fact

There are 4,729 businesses licensed to conduct business within the City of Issaquah.

Property Tax Rates and Assessed Valuation

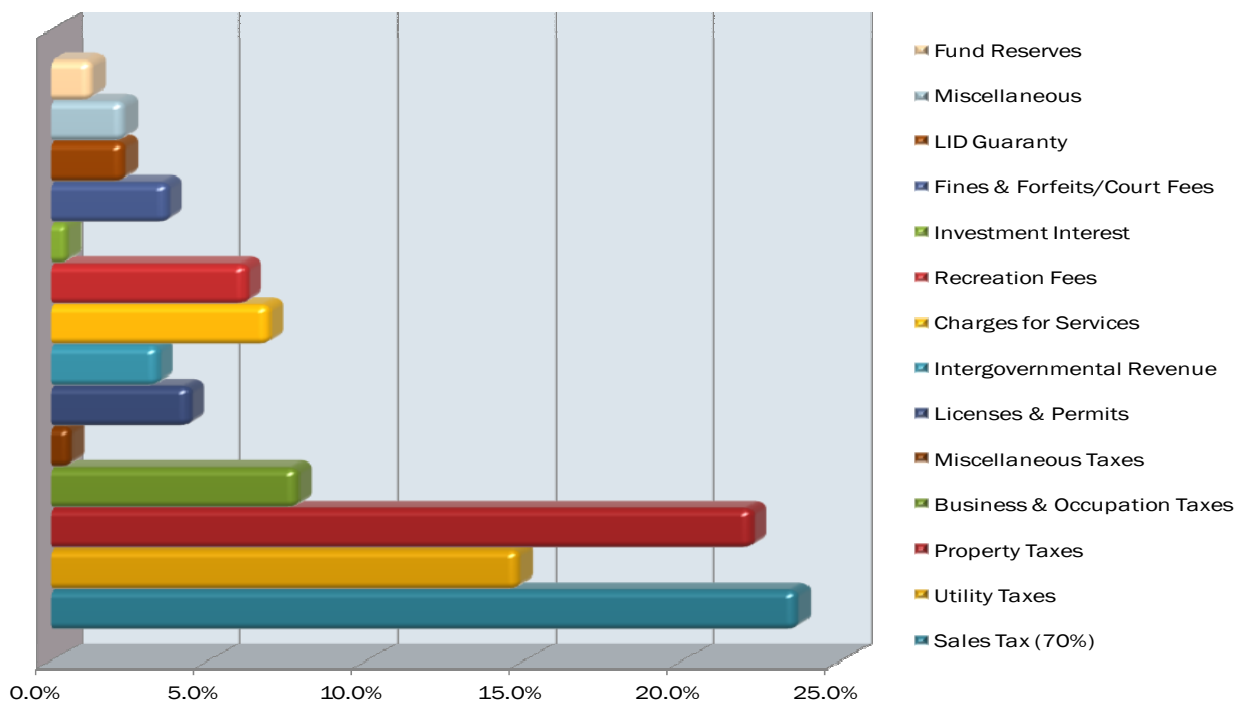
Fun Fact

Boehms Candy sells approximately 22,000 pounds of chocolate during the Valentine Season.

Tax Year	Rate per \$1,000 of Assessed Value	Assessed Property Valuation
2000	12.70323	\$1,407,065,148
2001	11.71898	\$2,001,756,127
2002	10.82648	\$2,362,934,287
2003	10.82544	\$2,531,753,104
2004	10.40932	\$3,027,362,027
2005	10.16553	\$3,336,875,663
2006	10.21488	\$3,734,157,054
2007	9.97718	\$4,416,915,927
2008	9.52709	\$5,855,908,029
2009	8.99040	\$6,847,811,237
2010	10.83570	\$6,055,526,752
2011	11.13104	\$5,950,256,766

General Fund: Source of Funds

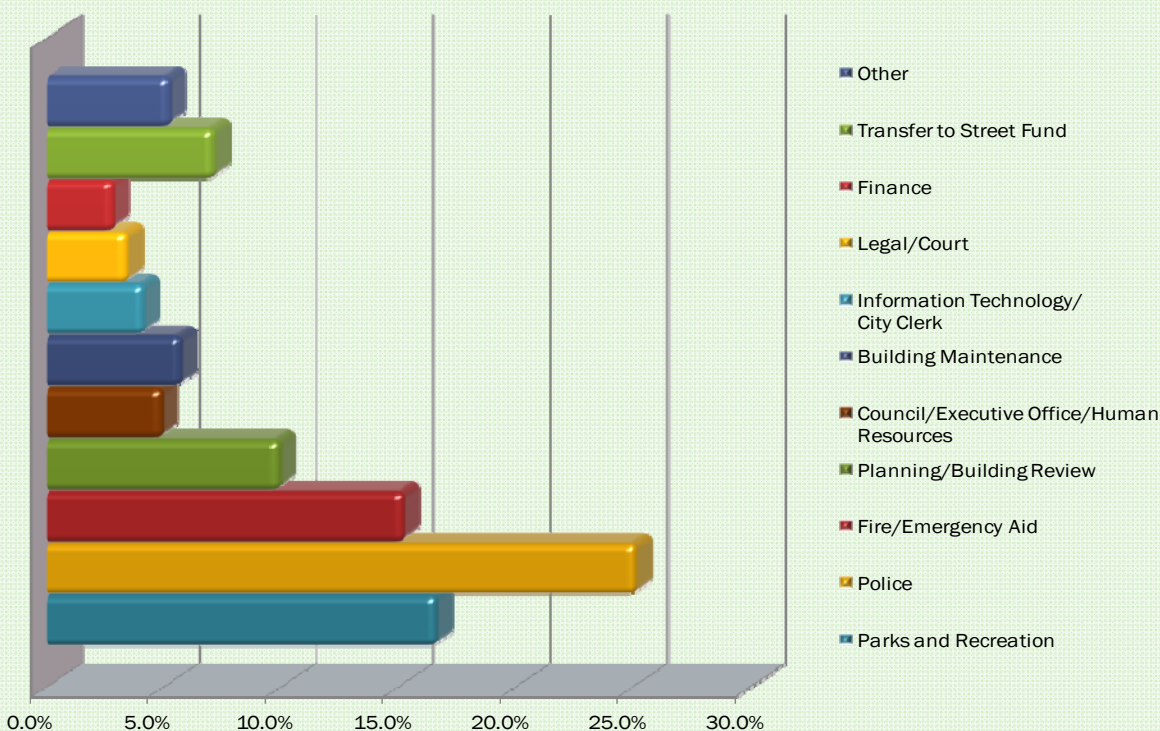
General Fund Revenue Sources	Historical 1985 % of Total	2011 Budget	% of 2011 Budget
Sales Tax (70%)	22.5%	\$ 7,180,000	23.6%
Utility Taxes	17.2%	4,515,000	14.8%
Property Taxes	13.3%	6,762,848	22.2%
Business & Occupation Taxes	4.6%	2,360,000	7.8%
Miscellaneous Taxes	1.5%	180,000	0.6%
Licenses & Permits	3.5%	1,353,200	4.4%
Intergovernmental Revenue	6.1%	1,025,000	3.4%
Charges for Services	2.1%	2,093,100	6.9%
Recreation Fees	3.1%	1,883,500	6.2%
Investment Interest	3.1%	150,000	0.5%
Fines & Forfeits/Court Fees	1.7%	1,120,000	3.7%
LID Guaranty	-	700,000	2.3%
Miscellaneous	13.0%	694,800	2.3%
Total From Above Sources	91.7%	\$ 30,017,448	98.7%
Fund Reserves	8.3%	385,648	1.3%
Total From All Sources	100.0%	\$ 30,403,096	100.0%



General Fund: Use of Funds

General Fund Expenditures	Historical 1985 % of Total	2011 Budget	% of 2011 Budget
Parks and Recreation	9.3%	\$ 5,055,006	16.6%
Police	22.7%	7,626,588	25.1%
Fire/Emergency Aid	10.0%	4,609,986	15.2%
Planning/Building Review	9.0%	2,993,000	9.9%
Council/Executive Office/Human Resources	6.4%	1,482,244	4.9%
Building Maintenance	3.4%	1,746,052	5.7%
Information Technology/ City Clerk	2.1%	1,253,158	4.1%
Legal/Court	3.6%	1,026,619	3.4%
Finance	3.3%	862,748	2.8%
Transfer to Street Fund	11.3%	2,160,000	7.1%
Other	18.9%	1,587,695	5.2%
Total Expenditure Budget	100.0%	\$ 30,403,096	100.0%

Source for this and the preceding page: City of Issaquah 2011 Budget, Finance Department



Click the icon above to
view the 2011 Budget



City Hall/Police Station Location:

130 E. Sunset Way
Issaquah, WA 98027

City Hall Northwest Location:

1775 12th Ave NW
Issaquah, WA 98027



Flintoft's Beach on Lake Sammamish at Sunset

City Department Phone Numbers (425+)

Mayor/Executive	837-3020
City Clerk	837-3000
Finance	837-3050
Human Resources	837-3040
Development Services (Planning)	837-3080
Development Services (Building)	837-3100
Public Works Operations	837-3400
Public Works Engineering	837-3470
Parks & Recreation	837-3300
Police	837-3200
Fire (Eastside Fire & Rescue)	313-3200

Local and Regional Information Phone Numbers

Washington State Department of Commerce	(360) 753-5459
Puget Sound Regional Council (PSRC)	(206) 464-7532

Community and Visitor Information

Agency	Phone #	Web Site
Chamber of Commerce	(425) 392-7024	www.issaquahchamber.com
Downtown Issaquah Association	(425) 391-1112	www.downtownissaquah.com
Issaquah Library	(425) 392-5430	www.kcls.org/issaquah
Issaquah Post Office	800-275-8777	www.usps.com
Issaquah School District	(425) 837-7000	www.issaquah.wednet.edu
Issaquah Valley Senior Center	(425) 392-2381	www.issaquahseniorcenter.org
Salmon Days Office	(425) 392-0551	www.salmondays.org
Salmon Hatchery	(425) 391-9094	www.issaquahfish.org
A Regional Coalition for Housing (ARCH)	(425) 861-3676	www.archhousing.org
Friends of Youth	(425) 869-6490	www.friendsofyouth.org
Issaquah Food Bank	(425) 392-4123	www.issaquahfoodbank.org